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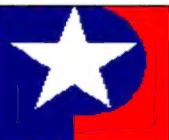
0003

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,008,100 / 1,008,100  
USE VALUE: 1,008,100 / 1,008,100  
ASSESSED: 1,008,100 / 1,008,100
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		ORCHARD TERR, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: REILLY MARK D & JUDITH E	
Owner 2: BOOTH GREGORY & JOANNE	
Owner 3:	

Street 1: 10 ORCHARD TERRACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2580 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	547,000	5,100	456,000	1,008,100		33323
							GIS Ref
							GIS Ref
							Insp Date
							11/16/18

Total Card	0.115	547,000	5,100	456,000	1,008,100	Entered Lot Size
Total Parcel	0.115	547,000	5,100	456,000	1,008,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	390.74	/Parcel: 390.74	Land Unit Type:

Parcel ID: 047.0-0003-0008.0

I3987!

PRINT

Date: 12/29/21 Time: 23:53:12

LAST REV Date: 04/09/19 Time: 15:18:16

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	547,000	5100	5,000.	456,000	1,008,100		Year end	12/23/2021
2021	104	FV	522,600	5100	5,000.	456,000	983,700		Year End Roll	12/10/2020
2020	104	FV	522,900	5100	5,000.	456,000	984,000	984,000	Year End Roll	12/18/2019
2019	104	FV	390,900	5100	5,000.	484,500	880,500	880,500	Year End Roll	1/3/2019
2018	104	FV	390,900	5100	5,000.	353,400	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	367,300	5100	5,000.	307,800	680,200	680,200	Year End Roll	1/3/2017
2016	104	FV	367,300	5100	5,000.	262,200	634,600	634,600	Year End	1/4/2016
2015	104	FV	328,400	5100	5,000.	256,500	590,000	590,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DODGE BRUCE S	21732-210		2/3/1992		208,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/21/2001	320	Siding	10,000	C					11/16/2018	MEAS&NOTICE	HS	Hanne S											
									4/23/2009	Measured	163	PATRIOT											
									12/4/2001	External Ins	PM	Peter M											
									3/9/2000	Measured	263	PATRIOT											
									11/1/1981		KM												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

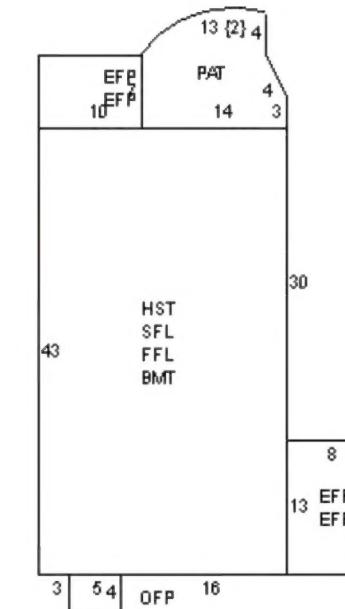
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

RESIDENTIAL GRID
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**SKETCH****OTHER FEATURES**

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.05697668
Const Adj.:	0.98000199
Adj \$ / SQ:	186.451
Other Features:	119750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671999
Depreciation:	124992
Depreciated Total:	547008
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	547000
Val/Su Net:	132.93
Val/Su SzAd:	212.02

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	55.940	57,725
FFL	First Floor	1,032	186.450	192,418
SFL	Second Floor	1,032	186.450	192,418
HST	Half Story	516	186.450	96,209
EFP	Enclos Porch	348	34.350	11,953
PAT	Patio	135	4.930	665
OFFP	Open Porch	20	43.120	862
Net Sketched Area:		4,115	Total:	552,250
Size Ad	2580	Gross Area	4631	FinArea
	2580		2580	

**SUB AREA DETAIL****IMAGE****PARCEL ID**

047.0-0003-0008.0